

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 7, 2009**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Associate Planner

Julie Linney, Fire Department

Anthony Ghiossi, Building Official

John Gaylord, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 16461 South Kennedy Road
 Architecture and Site Application S-09-023

Requesting approval of a time extension to demolish an existing single family residence and construct a new single family residence on property zoned HR-1. APN 532-17-027

PROPERTY OWNER/APPLICANT: Howard Misle

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented, with the following findings and considerations:
 - (a) Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - (b) Make the findings, as required by Section 29.10.09030 (c) and (e) of the Town Code, for the demolition of the existing single family residence:
 - (c) The structure is determined not to have any special historical, architectural or aesthetic interest or value.
 - (e) a. The Town's housing stock will be maintained because a new house is proposed; and
 - b. The existing structure is not historically or architecturally significant; and
 - c. The property owner does not want to maintain the existing structure; and
 - d. The economic utility of the building has been exceeded.

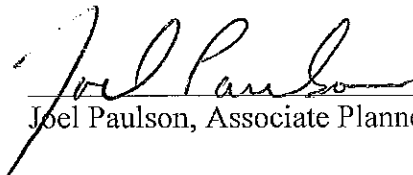
- (c) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - (d) Exception to the Hillside Development Standards & Guidelines: The project includes a maximum cut depth of approximately eight feet for a small area at the garage entrance. The Development Review Committee finds that given that the garage is proposed to be predominantly below grade this exception is warranted.
 - (e) Other than the exception to grading criteria for the garage entrance, the project is in substantial compliance with the Hillside Development Standards & Guidelines.
 - (f) Approve the Architecture and Site application subject to the draft conditions below, as well as, any additional conditions from the building department, engineering department, Santa Clara County Fire Department, and any other department or agency with jurisdictional authority, and as shown on the development plans received April 23, 2007.
7. *Gaylord* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Joel Paulson, Associate Planner